



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष ३, अंक ५५(२)] शनिवार, ऑक्टोबर ७, २०१७/आश्विन १५, शके १९३९ [पृष्ठे १०, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग ४-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरिक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.), (ना. वि. पु), म. शा. रा., अ. क्र. १५२.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार नागपूर शहराचे मंजूर विकास नियमावली-२००० मध्ये फेरबदल

क्र. मनपाना-नरवि-कलम-३७-२०२४-२०१७.—

ज्याअर्थी, नागपूर महानगरपालिका क्षेत्राकरीता विकास नियंत्रण नियमावली, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ अन्वये शासन अधिसूचना क्र. टीपीएस-२४००-१६८४-प्र.क्र. १९२-२०००-नवि-९, दि. ३१ मार्च, २००१ रोजी मंजूर करण्यात आलेली आहे. तसेच शासनाचे नगर विकास विभागाची अधिसूचना क्र. टीपीएस-२४०१-८५५-सी.आर-७६-यु.डी-९, दि. २७ फेब्रुवारी २००२ अन्वये ७ योजनांकरीता नागपूर सुधार प्रन्यासला आणि उर्वरित क्षेत्राकरीता नागपूर महानगरपालिकेला नियोजन प्राधिकरण म्हणून घोषित केलेले आहे.

आणि ज्याअर्थी, उक्त मंजूर व प्रचलित विकास नियंत्रण नियमावलीमध्ये नियम क्र. १४.२.१ अन्वये मध्ये औद्योगिक विभागात गैर औद्योगिक वापर अनुज्ञेय करण्याकरिता (१) शासन निर्णय क्र. टीपीएस-२४०६-४४१-सीआर-५४-०६-युडी-९, दि. २० जुलै, २००७ (२) शासन निर्णय क्र. टीपीएस-२४१३-३८३-सीआर-१७५-२०१३-युडी-९, दि. ३ ऑक्टोबर, २०१६ अन्वये मान्यता प्रदान केली आहे.

त्याअर्थी, आता, नागपूर शहरातील ब-याच औद्योगिक भागातील औद्योगिक वापर बंद झाला असून औद्योगिक जमिनी तशाच पडून आहे. त्यामुळे औद्योगिक भागात गैर औद्योगिक वापर करण्यास वरीलप्रमाणे विकास नियंत्रण नियमात केलेल्या तरतुदी नुसार बांधकाम/विकास परवानगी प्राप्त करण्यास अडचणी येत असल्याने नागपूर शहराच्या मंजूर विकास नियंत्रण नियमावली, २००० मधील नियम क्र. १४.२.१ मध्ये खालील अनुसूचीत दर्शविल्याप्रमाणे फेरबदल करण्याचे प्रस्तावित आहे.

अनुसूची

Sr. No.	Regulation No.	Existing provision in Sanctioned DCR-2000 for Nagpur City	Modification Proposed in DCR-2000 for Nagpur City
(1)	(2)	(3)	(4)
1	14.2.1	Notwithstanding anything contained above-	Notwithstanding anything contained above-

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(1)	(2)	(3)	(4)
2	14.2.1(a)	With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built up area of unit, in the Industrial zone may be permitted to be utilized for an office or commercial purposes.	With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built up area of unit, in the Industrial zone may be permitted to be utilized for an office or commercial purposes.
3	14.2.1(b)	With the previous approval of the Commissioner/Chairman of NIT any open land or lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted to be utilized for all the users permissible in the Residential Zone with permissible FSI in Residential Zone. Subject to payment of premium to be paid equal to 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year. However FSI of minimum 25% of such permissible total FSI shall be utilized towards Commercial users.	<p>With the previous approval of the Commissioner/Chairman of NIT any open land or lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted.</p> <p>(i) to be utilized for all the users permissible in the Commercial Zone with permissible FSI in Commercial Zone. Subject to payment of premium to be paid for Residential &/or other non Commercial Use equal to 10% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.</p> <p>For purely Commercial use payment of premium to be paid shall be 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.</p> <p>(ii) Commercial use &/or mixed use shall be permissible only on the plot fronting on road having width 12.00 mtr. & above.</p> <p>On the road width below 12.00 mtr. only residential use shall be permissible with FSI of Commercial Zone for purely Residential use.</p>
4	14.2.1(b)	The conversion of industrial Zone to Residential Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.	<p>The conversion of industrial Zone to Residential Zone or Commercial Zone in respect of closed industries shall not be permitted unless NOC from appropriate Labour Commissioner/Additional Labour Commissioner, Nagpur stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by appropriate Labour Commissioner.</p> <p>Provided that if within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC, of this refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.</p>
5	(i)	The layout or sub-division of such land admeasuring up to 2.00 Ha. Shall be approved by the Commissioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-Station, Bus-Station, Sub-Post-Office, Police out post and such other amenities, as may be consider necessary, will be provided there in. <i>These area will be in addition to the</i>	The layout or sub-division having area more than 0.20 Ha. and less than 2.00 Ha. Shall be approved by the Commissioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-Station, Bus-Station, Sub-Post-Office, Police out post and such other amenities, as may be consider necessary, will be provided there in. <i>These area will be in addition to the Recreational space as required to be provided under these regulations.</i>

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(1)	(2)	(3)	(4)
		<i>Recreational space as required to be provided under these regulations.</i>	Provided this provision shall not be applicable where the layout has already been approved by the Planning Authority prior to the sanctioned of these modifications.
6	14.2.1 (b) (iii)	In such layout or sub-divisions having area more than 2 Ha. but less than 5 Ha., 20% land for public, utilities and amenities like electric sub-station, Bus station, Sub post Office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided, These areas will be in addition to the Recreational Space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational. Ground, Play Ground etc.	In such layout or sub-divisions having area more than 2 Ha. but less than 5 Ha., 20% land for public, utilities and amenities like electric sub-station, Bus station, Sub post Office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided, These areas will be in addition to the Recreational Space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational. Ground, Play Ground etc.
7	14.2.1 (b) (iv)	In such layout or sub-division each more than 5 Ha. In area, 25% of land for public, utilities and amenities like electric sub-station, Bus station, Sub post Office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided, These areas will be in addition to the Recreational Space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational Ground, Play Ground etc.	In such layout or sub-divisions each more than 5 Ha. In area, 25% of land for public, utilities and amenities like electric sub-station, Bus station, Sub post Office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided, These areas will be in addition to the Recreational Space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational Ground, Play Ground etc.
8	14.2.1 (b) (vii)	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilization on the remaining land.	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilization on the remaining land. (Even it is considered as deemed reservation, the Accommodation Reservation policy shall not be applicable for such cases.)
9	Note	(i) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from industrial zone to residential/commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations. With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone. Provided that, in such case the owner/Developer shall require to	(i) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from industrial zone to residential/commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations. With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone. Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.

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(1)	(2)	(3)	(4)
		<p>provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.</p> <p>In case of obnoxious industries existing on the remaining part area of the land holding, necessary segregation distance shall be provided. However in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.</p>	<p>Provided further that in case the layout or scheme is already approved by Planning Authority in that case the above condition of 10% amenity space or 5% built up space shall not be insisted.</p> <p>In case of obnoxious industries existing on the remaining part area of the land holding, necessary segregation distance shall be provided. However in case of plots having non-obnoxious user, no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance from such existing Residential/Commercial development shall be observed.</p>
10	Note (ii)	<p>The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished any they will be covered industrial estate.</p>	<p>The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished any they will be covered industrial estate.</p>
11	Note (iii)	<p>Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.</p>	<p>Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 80 sq. mtrs.</p>
12		<p>Proviso to be inserted in Regulation of Amenity Space.</p> <p>A. If Development Plan reservations (excluding DP Roads/Road Widening) are in the land under I to R conversion, then such reservation may be adjusted in amenity space as mentioned in following manner.</p> <p>i. If the area under Development Plan reservation is less than the required area of Public amenity space as per the said Regulation, then only the difference between the area shall be provided for public amenity spaces.</p> <p>ii. If the area under Development Plan reservation is more than the required area of public amenity spaces as per the said regulation, then the provision for public amenity spaces is not necessary.</p> <p>B. Provided futher that, irrespective of land use zone, where the provisions of Development Control Regulation provide for amenity space in Residential area which is more than what is stipulated in this regulations,</p>	<p>Regulation of Amenity Space.</p> <p>A. If Development Plan reservations (excluding DP Roads/Road Widening) are in the land under I to R conversion, then such reservation may be adjusted in amenity space as mentioned in following manner.</p> <p>i. If the area under Development Plan reservation is less than the required area of Public amenity space as per the said Regulation, then only the difference between the area shall be provided for public amenity spaces.</p> <p>ii. If the area under Development Plan reservation is more than the required area of public amenity spaces as per the said regulation, then the provision for public amenity spaces is not necessary.</p> <p>B. Provided futher that, irrespective of land use zone, where the provisions of Development Control Regulation provide for amenity space in Residential area which is more than what is stipulated in this regulations, then Amenity Space which is more shall only be provided.</p>

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(1)	(2)	(3)	(4)
		then Amenity Space which is more shall only be provided.	
	C.	The eligible Mill workers from the closed Cotton and Textile Mills in Nagpur if any as identified by the concerned Competent Authority shall be accommodated in the 20% EWS and LIG components which shall be available through I to R conversation proposed on such Mill land as directed and decided by the concerned Departments.	C. The eligible Mill workers from the closed Cotton and Textile Mills in Nagpur if any as identified by the concerned Competent Authority shall be accommodated in the 20% EWS and LIG components which shall be available through I to R conversation proposed on such Mill land as directed and decided by the concerned Departments.

13

Modification No. 2

Following provision shall be added in regulation No. 29.14.1

“However, in case of Development permission under regulation No. 14.2.1, such FSI on the receiving plots under prescribed regulation shall be allowed up to 80% of the plot area after deducting the road widening area but without deducting the required public amenity space subject to other restrictions of Regulation No. 29.”

Following provision shall be added in regulation No. 29.14.1

“However, in case of Development permission under regulation No. 14.2.1, such FSI on the receiving plots under prescribed regulation shall be allowed up to 80% of the plot area after deducting the road widening area but without deducting the required public amenity space subject to other restrictions of Regulation No. 29.”

14

Modification No. 3

Regulation No. N-2.8 (C) is deleted and substituted as follows.

“FAR Permissible shall be 2.5 for purely Industrial user.”

Regulation No. N-2.8 (C) is deleted and substituted as follows.

“FAR Permissible shall be 2.5 for purely Industrial user.”

सबब मंजूर विकास नियंत्रण नियमावलीत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये फेरबदलाची कार्यवाही करण्याचा प्रस्ताव महानगरपालिकेने ठराव क्र. ८०, दि. १९-०८-२०१७ अन्वये पारित केलेला आहे.

उपरोक्त फेरबदलाची संपूर्ण माहिती नगर रचना विभाग, नागपूर महानगरपालिका, श्री छत्रपती शिवाजी महाराज प्रशासकीय इमारत बी व सी विंग, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर-४४०००९ या कार्यालयात कामकाजाचे सर्व दिवशी कामकाजाचे वेळीत जनतेच्या निरीक्षणासाठी उपलब्ध राहिल. तरी नागरिकांना सूचित करण्यात येते की, ही सूचना शासनाचे राजपत्रात प्रकाशित झाल्याचे तारखेपासून ३० दिवसांचे कालावधीत विकास योजनेतील उपरोक्त फेरबदलाच्या संबंधात ज्या सूचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील. त्यावर आयुक्त, महानगरपालिका, नागपूर यांचेद्वारे सुनावणी देण्यात येईल आणि विहित मुदतीत प्राप्त होणा-या हरकती व सूचनांचा फेरबदलाचा प्रस्ताव शासनाकडे मंजुरीसाठी सादर करण्यापूर्वी विचार करण्यात येईल.

नागपूर :
दिनांक ६ ऑक्टोबर २०१७.

ना-एक-अ-२ (१४९०).

अश्विन मुदगल,
आयुक्त,
नागपूर महानगरपालिका,
नागपूर.

भाग १-अ (असा.), (ना. वि. पु), म. शा. रा., अ. क्र. १५३.

BY COMMISSIONER, MUNICIPAL CORPORATION

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966 in the Sanctioned Development Control Regulations-2000 for Nagpur City.

No. NMC-TPD-ACT-37-2024-2017.—

Whereas, the Development Control Regulations of Nagpur Municipal Corporation have been sanctioned by the Government *vide* Urban Development Notification No. TPS-2400/1684-CR-192-2000-UD-9, dated the 31st March 2001 under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 and have come into force with effect from the 9th April, 2001. Also Nagpur Municipal Corporation have been declared as ' Planning Authority ' for Nagpur City excluding seven schemes which are retained with Nagpur Improvement Trust, Nagpur *vide* Govt. Notification No. TPS-2401-855-CR-76-UD-9, 27th Feb. 2002.

And whereas, in the said Regulations as per Modification made *vide* Government Resolution No. TPS-2406-441-CR-54-06-UD-9, Dt. 20th July, 2007 & TPS-2413-383-CR-175-2013-UD-9, Dt. 3rd Oct. 2016 to the Rule No. 14.2.1 accordingly the Non Industrial uses are permitted in the Industrial Zone.

Now, therefore, in the industrial area of the Nagpur City, many industries has been closed and such industrial lands are left idle and it is difficult to grant developement permission for non industrial uses in these areas as per the above provisions incorporated in the Development Control Regulations. In view of the above, the following modifications shown in the Schedule are proposed in the Regulation No. 14.2.1 of the Developement Control Regulations-2000 for Nagpur City.—

SCHEDULE

Sr. No.	Regulation No.	Existing Provision in Sanctioned DCR-2000 for Nagpur City	Modifition Proposed in DCR-2000 for Nagpur City
(1)	(2)	(3)	(4)
1	14.2.1	Notwithstanding anything contained above—	Not withstanding anything contained above—
2	14.2.1(a)	With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built up area of unit, in the Industrial zone may be permitted to be utilized for an office or commercial purposes.	With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built up area of unit, in the Industrial zone may be permitted to be utilized for an office or commercial purpose.
3	14.2.1(b)	With the previous approval of the Commissioner/Chairman of NIT any open land or lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted to be Utilized for all the users permissible in the Residential Zone with permissible FSI in Residential Zone Subject to payment of premium to be paid equal to 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year. However FSI of minimum 25% of such permissible total FSI shall be utilized towards Commercial users.	With the previous approval of the Commissioner/Chairman of NIT any open land or lands or closed Industrial unit/units on such land in the Industrial Zone may be permitted. (i) to be utilized for all the users permissible in the commercial Zone with permissible FSI in Commercial Zone Subject to payment of premium to be paid for Residential &/or other non Commercial Use equal to 10% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year. For purely Commercial use payment of premium to be paid shall be 20% of the rate of Developed lands as given in the Annual Statement of Rates published by IGR every year.

SCHEDULE—Contd.

(1)	(2)	(3)	(4)
			<p>(ii) Commercial use &/or mixed use shall be permissible only on the plot fronting on road having with 12.00 mtr. & above.</p> <p>On the road width below 12.00 mtr. only residential use shall be permissible with FSI of Commercial zone for purely Residential use.</p>
4	14.2.1(b)	<p>The conversion of industrial Zone to Residential Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.</p>	<p>The conversion of industrial Zone to Residential Zone or Commercial Zone in respect of closed industries shall not be permitted unless NOC from appropriate Labour Commissioner/Additional Labour Commissioner, Nagpur stating that all legal dues have been paid to the workers or satisfactory agreement between management and workers have been made, is obtained, provided that where conversion has been permitted on the basis of the certificate, occupation certificate will not be given unless a no dues certificate is granted by appropriate Labour Commissioner.</p> <p>Provided that if within 30 days of the receipt of the application for NOC to the appropriate Labour Commissioner/Additional Labour Commissioner, Nagpur fails to intimate in writing to the applicant who has given application for NOC of the refusal or sanctioned with such modification or direction, the NOC shall be deemed to have been granted.</p>
5	(i)	<p>The layout or sub-division of such land admeasuring up to 2.00 Ha. shall be approved by the Commissioner who will for public utilities and amenities like Electric Sub-Station, Bus-Station, Sub-Post-Office, Police out post and such other amenities, as may be consider necessary, will be provided there in. <i>These area will be in addition to the Recreational space as required to be provided under these regulation.</i></p>	<p>The Layout or sub-division having area more than 0.20 Ha. and less than 2.00 Ha. Shall be approved by the Commissioner, who will ensure that 10% land for public utilities and amenities like Electric Sub-station, Bus-station, Sub-Post-Office, Police out post and such other amenities, as may be consider necessary, will be provided there in. <i>These area will be in addition to the Recreational space as required to be provided under these regulation.</i></p> <p>Provided this provision shall not be applicable where the layout has already been approved by the Planning Authority prior to the sanctioned of these modifications.</p>
6	14.2.1 (b) (iii)	<p>In such layouts or sub-divisions having area more than 2 Ha. but less than 5 Ha., 20% land for public utilities and amenities like electric sub-station, Bus Station, Sub Post Office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided. These area will be in addition to the Recreational Space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational. Ground, Play Ground etc.</p>	<p>In such layouts or sub-divisions having area more than 2 Ha. but less than 5 Ha. 20% land for public utilities and amenities like electric sub-station, Bus station, Sub post Office, Police out post, Garden, Playground, school, Dispensary and such other amenities shall be provided. These areas will be in addition to the Recreational Space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational. Ground, Play Ground etc.</p>

SCHEDULE—Contd.

(1)	(2)	(3)	(4)
7	14.2.1 (b) (iv)	In such layout of sub-division each more than 5 Ha. In area, 25% of land for public, utilities and amenities like electric substation, Bus Station, Sub post office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational Ground, Play Ground etc.	In such layout of sub-division each more than 5 Ha. In area, 25% of land for public, utilities and amenities like electric substation. Bus Station, Sub post office, Police out post, Garden, Playground, School, Dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations provided that 50% of the amenity space shall be designated as open user like Recreational Ground, Play Ground etc.
8	14.2.1 (b) (vii)	Provision for public utilities and amenities shall be considered to be reservation in the Development plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilization on the remaining land.	Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No. 29 or FSI of the same shall be available for utilization on the remaining land. (Even it is considered as deemed reservation, the Accommodation Reservation policy shall not be applicable for such cases.)
9	Note	(ii) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from industrial zone to residential/commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations. With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone. Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. In case of obnoxious industries existing on the remaining part area of the land holding, necessary segregation distance shall be provided. However in case of plots having non-obnoxious user	(ii) Conversion from Industrial Zone to Residential/Commercial use shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Conversion from industrial zone to residential/commercial use shall be applicable to the part area of land holding subject to the condition that total area of the land holding shall be considered for deciding the percentage of land to be reserved for public amenity spaces, as per the said Regulations. With the special written permission of Municipal Commissioner, land having area up to 0.20 Hectar in size which are allocated for Industrial use may be permitted to be used for Residential purpose or any other permissible user in Residential Zone. Provided that, in such case the owner/Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. Provided further that in case the layout or scheme is already approved by Planning Authority in that case the above condition of 10% amenity space or 5% built up space shall not be insisted. In case of obnoxious industries existing on the remaining part area of the land holding, necessary segregation distance shall be provided. However in case of plots having non-obnoxious user no such segregating

SCHEDULE—Contd.

(1)	(2)	(3)	(4)
		no such segregating distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance form such existing Residential/Commercial development shall be observed.	distance shall be provided. In case of development for Industrial use on the plot adjoin to the Residential/Commercial development, the necessary segregating distance form such existing Residential/Commercial development shall be observed.
10	Note (ii)	The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished any they will be covered industrial estate.	The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished any they will be covered industrial estate.
11	Note (iii)	Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 50sq. mtrs.	Out of the total area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements having built up area upto 80sq. mtrs.
12		<p>Proviso to be inserted in Regulation of Amenity Space.</p> <p>D. If Development Plan reservations (excluding DP Roads/Road Widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mentioned in following manner.</p> <p>iii. If the area under Development Plan reservation is less than the required area of Public amenity space as per the said Regulation, then only the difference between the area shall be provided for public amenity spaces.</p> <p>iv. If the area under Development Plan reservation is more than the required area of public amenity spaces as per the said regulation, then the provision for public amenity spaces is not necessary.</p> <p>E. Provided further that, irrespective of land use zone, where the provisions of Development Control Regulation provide for amenity space in Residential area which is more than what is stipulated in this regulations, then Amenity Space which is more shall only be provided.</p> <p>F. The eligible Mill workers from the closed Cotton and Textile Mills in Nagpur if any as identified by the concerned Competent Authority shall be accommodated in the 20% EWS and LIG components which shall be available throught I to R conversation proposed on such Mill land as directed and decided by the concerned Departments.</p>	<p>Regulation of Amenity Space.</p> <p>C. If Development Plan reservations (excluding DP Roads/Road Widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mentioned in following manner.</p> <p>iii. If the area under Development Plan reservation is less than the required area of Public amenity space as per the said Regulation, then only the difference between the area shall be provided for public amenity spaces.</p> <p>iv. If the area under Development Plan reservation is more than the required area of public amenity spaces as per the said regulation, then the provision for public amenity spaces is not necessary.</p> <p>D. Provided further that, irrespective of land use zone, where the provisions of Development Control Regulation provide for amenity space in Residential area which is more than what is stipulated in this regulations, then Amenity Space which is more shall only be provided.</p> <p>The eligible Mill workers from the closed Cotton and Textile Mills in Nagpur if any as identified by the concerned Competent Authority shall be accommodated in the 20% EWS and LIG components which shall be available throught I to R conversation proposed on such Mill land as directed and decided by the concerned Departments.</p>

SCHEDULE—Contd.

(1)	(2)	(3)	(4)
13	Modification No. 2 Following provision shall be added in regulation No. 29.14.1 “However, in case of Development permission under regulation No. 14.2.1, such FSI on the receiving plots under prescribed regulation shall be allowed up to 80% of the plot area after deducting the road widening area but without deducting the required public amenity space subject to other restrictions of Regulation No. 29.”		Following provision shall be added in regulation No. 29.14.1 “However, in case of Development permission under regulation No. 14.2.1, such FSI on the receiving plots under prescribed regulation shall be allowed up to 80% of the plot area after deducting the road widening area but without deducting the required public amenity space subject to other restrictions of Regulation No. 29.”
14	Modification No. 3 Regulation No. N-2.8 (C) is deleted and substituted as follows. “FAR Permissible shall be 2.5 for purely Industrial user.”		Regulation No. N-2.8 (C) is deleted and substituted as follows. “FAR Permissible shall be 2.5 for purely Industrial user.”

The Nagpur Municipal Corporation has passed resolution No. 80, Dt. 19-8-2017 to make the above modification u/s 37 of M.R. & T.P. Act-1966 in the sanctioned Development Control Regulations-2000 for Nagpur City.

The details regarding aforesaid modification are available at the office of Town Planning Deptt., Nagpur Municipal Corporation, 3rd floor, Administrative Bulding, Nagpur Municipal Corporation, Civil Lines, NMC Road, Nagpur-440 001 for inspection by public during office hours on all working days. The suggestions and objections which may be received by the Municipal Corporation in respect of the said modifications to the development plan within a period of 30 days from the date of publication of this notice in the *Official Govt. Gazette*, will be considered by the Commissioner Nagpur, Municipal Corporation Nagpur before submitting the said modification proposal to the Govt. for sanction.

Nagpur :
The 6th October 2017.

ASHWIN MUDGAL,
Commissioner,
Nagpur Municipal Corporation,
Nagpur.